



CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen
Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

#4-07 from Timothy Springer and Chafen Lu, 36 Woodman Road, Newton, MA, requesting variances of 8.4 feet and 7.6 feet, respectively, from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a lap pool and an attached garden wall, resulting in rear yard setbacks of 16.6 feet and 17.4 feet, respectively. **(Required rear yard setback for new lots created after December 7, 1953 is 25 feet.)** The petitioners' request for a variance from the rear yard requirements for the lap pool was denied, **4-1**. The petitioners' request for a variance from the rear yard requirements for the attached garden wall was granted, **subject to conditions, 5-0**. Petitioner also requests a 22.9 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One in order to construct an attached garden wall, resulting in a front setback of 17.1 feet. **(Required front yard setback for new lots created after December 7, 1953 is 40 feet.)** The property is located in a Single Residence 1 district. The petitioners' request for a variance from the front yard requirements was granted, **subject to conditions, 4-1**.

#5-07 from James A Dunmore-Smith and Kathryn E. Blumberg, 62 Jackson Street, Newton, MA, requesting an amendment to variance #11-06 for a 181 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to demolish the existing house and construct a new two family house, resulting in lot area per unit of 4,909.5 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** The property is located in a Multi Residence 2 district. The petitioners' request for a variance from the lot area per dwelling requirements was granted, **subject to conditions, 5-0**.

Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision numbers 4-07 and 5-07 were filed on June 20, 2007.